



Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number:
P.C. – 10/30/02 Item -

File Number:
GP02-09-02

Council District and SNI Area:
9 – n/a

Major Thoroughfares Map Number:
113

Assessor's Parcel Number(s):
See attached list.

Project Manager: Mike Mena

GENERAL PLAN REPORT

2002 Fall Hearing

PROJECT DESCRIPTION:

General Plan amendment request to change the Land Use / Transportation Diagram designation from Neighborhood Community/Commercial to Medium Density Residential (8-16 DU/AC).

LOCATION: North side of Foxworthy Avenue, easterly of Union Avenue

ACREAGE: 5.4

APPLICANT/OWNER:

Staff/ Various

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Neighborhood/Community Commercial

Proposed Designation: Medium Density Residential (8-16 DU/AC)

EXISTING ZONING DISTRICT(S): Planned Development Zoning (PDC)

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

North: Single family residences and office - Medium Low Density Residential (8 DU/AC) and Medium Density Residential (8-16 DU/AC)

South: Single family residences - Medium Low Density Residential (8 DU/AC)

East: Single family residences - Medium Low Density Residential (8 DU/AC)

West: Single family residences - Neighborhood Community/Commercial and Medium Density Residential (8-16 DU/AC)

ENVIRONMENTAL REVIEW STATUS:

San Jose 2020 General Plan Final Environmental Impact Report, Resolution No. 65459; Adopted on August 16, 1994.

PLANNING STAFF RECOMMENDATION:

Medium Density Residential (8-16 DU/AC)

Approved by:

Date:

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

Department of Transportation (DOT) – The proposed land use amendment would not result in long-term traffic impacts.

GENERAL CORRESPONDENCE:

- None received

ANALYSIS AND RECOMMENDATIONS:**PROJECT DESCRIPTION**

This is a staff-initiated amendment request to change the San Jose 2020 General Plan Land Use/Transportation Diagram from Neighborhood Community/Commercial to Medium Density Residential (8-16 DU/AC) on an 5.4-acre site located on the north side of Foxworthy Avenue, easterly of Union Avenue. The proposed amendment request would reflect an existing residential use and Planned Development Zoning for 45 single-family detached residential units.

BACKGROUND AND ANALYSIS

On October 20, 1998, the City Council approved a Planned Development Rezoning (PDC98-040 to allow the construction of 45 single-family detached residential units on a 5.4 gross acre site. The project was found consistent with the San Jose 2020 General Plan through the application of a Discretionary Alternate Use Policy regarding residential uses on commercially designated parcels located on major collector streets, such as Foxworthy Avenue. The project was completed in the year 2000.

In order to reflect the existing residential use on the subject site, staff is initiating this General Plan amendment to change the Land Use/Transportation Diagram from Neighborhood Community/Commercial to Medium Density Residential (8-16 DU/AC).

PUBLIC OUTREACH

The property owners within the project boundaries and/or property owners within a 1000-foot radius were sent a newsletter regarding the two community meetings that were held on October 8 and 10, 2002. They also received a hearing notice of the public hearings to be held on the subject amendment before the Planning Commission in August and City Council in September. In addition, the Department's web-site contains information regarding the General Plan process, amendments, staff reports, and hearing schedule. This site is used by the community to keep informed with the status of the amendments. No comments were received on this specific amendment at any of the community meetings.

RECOMMENDATION

Planning staff recommends Medium Density Residential (8-16 DU/AC).

Attachments

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